

Project #16-1829, Riverfront Park Great Floods Play Area

Current Status: Application Submitted

Project Details

Primary Sponsor: Spokane City Parks & Recreation Department

Primary Contact: Garrett Jones
(509) 363-5462
gjones@spokanecity.org

Funding Program: Land and Water Conservation

Project Type: Development

Project Description

The City of Spokane will use this grant to develop approximately .5 acres into a regional playground owned and operated by the City of Spokane. The property is located in Riverfront Park in downtown Spokane. Developing this property will help turn a space currently occupied by a dirt parking lot into a safe and fun central playground for the people of Spokane and surrounding areas, serving the dual purpose of encouraging active lifestyles while also telling the story of the Ice Age Floods that sculpted our region. The primary recreation opportunity provided by the project will be dynamic learn/play experiences for families and interested people to learn about our region's unique geologic history. Former location of Expo '74, The Worlds Fair, Riverfront Park has not had a comprehensive investment since 1978. There is currently only one playground in Riverfront Park, which is small and outdated. It is the only playground in the downtown area and it leaves a lot to be desired as far as providing a range of recreational opportunities for a variety of recreational interests. It was originally the daycare playground for a nearby YMCA building that has since been demolished and it lacks equipment that is inviting for children over pre-school age and also completely underserved children with disabilities. It has no elements that connect it to nature, which is what the park is all about, and it does not engage children in learn/play activities which are essential to early development.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Sites Improved

Project acres developed	0.50
Project acres renovated	0.00

Completion Date

Projected date of completion	9/30/2019
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Economic Benefit

Projected economic benefit provided by the project

Developing a regional playground in Riverfront Park will be a great economic boost for our community. A pre-design study estimated that the playground will attract around 200,000 visitors per year. With the playground located in the heart of our urban center, visitors will go on to patronize local restaurants and shops after enjoying the playground, bolstering our local economy.

Project Funding

Funding Request		Funding %	Min Match Required	Sponsor Match Source	
Land and Water Conservation (FY2018)	\$500,000	33.33 %		Bonds - Voter	\$500,000
Sponsor Match	\$1,000,000	66.67 %	50%	Grant - RCO WWRP	\$500,000
Total Project Funding	\$1,500,000	100.00 %			
Project Cost Summary		Project %	Admin/A&E %	Maximum for Selected Program	
DEVELOPMENT COSTS					\$500,000
Development	\$1,350,000				
A&E	\$150,000		11.11 %		\$270,000 (20%)
Subtotal	\$1,500,000	100.00 %			
Total Cost Estimate	\$1,500,000	100.00 %			

Worksites and Properties

General Area: Spokane

County: Spokane

Legislative Districts 2012: 03

Congressional Districts 2012: 05

Sections: 18

Township: T25NR43E

Coordinates: 47.66536001
-117.41949132

Worksite #1: Spokane Riverfront Park North Bank

Coordinates from Mapped Point:	Latitude: 47.66536001	Longitude: -117.41949132
Coordinates from Worksite	Latitude: 47.665349	Longitude: -117.419938
Directions:		

Worksite Description: The worksite is located on an existing dirt parking lot located adjacent to the Spokane River located in the Riverside Neighborhood.

Site Access Directions: From I-90 Eastbound, take exist 280 toward Lincoln Street - Turn left onto S Walnut St - Continue onto N Maple St - Turn right onto West Boone Ave - Turn right onto N Howard St

Worksite Address:
832 North Howard Street
Spokane, WA 99201

Development Metrics (Outcomes, Benefits)

Category / Work Type / Metric	Application Answer	Work Type Costs
General Site Improvements		
Develop paths/walkways		
Total cost for Develop paths/walkways		\$65,000.00
Select the surface of the path/walkway	Concrete, Crushed rock	
Linear feet of path/walkway	900	
Minimum width of the path/walkway	8	
Walkway lighting provided (yes/no)	Yes	
Number of walkway bridges	0 new, 0 renovated	
Develop viewpoint		
Total cost for Develop viewpoint		\$33,000.00
Number of designated viewpoints	1 new, 0 renovated	
Select the viewpoint structures	Viewing platform	
Number of square feet of the viewing platform / shelter	500	
Install fencing/barriers		
Total cost for Install fencing/barriers		\$15,000.00
Select the fencing types	Chain link fencing	
Linear feet of fencing/barriers installed	300	
Number in feet of fence height	4	
Select the barrier types	No barriers	
Install general site structures		
Total cost for Install general site structures		\$50,000.00
Select one or more of the sheltered structures included in the project	None	
Select one or more of the surface structures included in the project	Retaining wall	
Square feet of sheltered/surface structures	0	
Length of retaining wall/seating wall (feet)	200	
Install lighting (general security)		
Total cost for Install lighting (general security)		\$50,000.00
Number of general security lights installed	10	
Install signs/kiosk		
Total cost for Install signs/kiosk		\$12,000.00
Number of kiosks	0 new, 0 renovated	
Number of interpretive signs/displays	5 new, 0 renovated	
Number of permanent entrance signs	0 new, 0 renovated	
Number of electronic signs	0 new, 0 renovated	
Project involves installation of informational signs (yes/no)	Yes	
Install site furnishings		
Total cost for Install site furnishings		\$20,000.00
Select the site furniture / amenities	Benches, Drinking fountains, Other, Recycling/Trash receptacles	
Landscaping improvements		
Total cost for Landscaping improvements		\$170,000.00
Acres of landscaped area	0.50	
Select the landscape features	Groundcover, Irrigation, Native vegetation, Trees/shrubs, Water feature/fountain	
Play Areas		
Playground development		
Total cost for Playground development		\$900,000.00
Number of play areas	5 new, 0 renovated	
Number of play structures/major components (slide set, swing set, etc.)	10 new, 0 renovated	
Number of climbing walls/rocks	1 new, 0 renovated	
Select the play area surface material type	Engineered wood fiber, Rubber matting/tiles	
Square feet of playgrounds	30500	

Site Preparation

General site preparation

Total cost for General site preparation		\$25,000.00
Acres of site preparation	0.50	
Number of trail miles for site preparation	0.00	
Buildings / structures to be demolished	N/A	
Select the site preparation activities	General site prep activities, Mobilization, Surveying	

Cultural Resources

Cultural resources

Total cost for Cultural resources		\$5,000.00
Acres surveyed for cultural resources	0.50	
Number of trail miles surveyed for cultural resources	0.00	

Permits

Obtain permits

Total cost for Obtain permits		\$5,000.00
Number of permits required for implementation of project	2	

Architectural & Engineering

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)		\$150,000.00
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Development Questions

- 1 of 7** Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.
Yes, The site is within Riverfront Park, which is owned and operated by Spokane Parks & Recreation.
- 2 of 7** Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
No, We have already attained an Archeological Excavation permit and Tribal Monitoring services.
- 3 of 7** Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.
Local appropriations, park bond, grants.
- 4 of 7** Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.
The existing site is a flat dirt parking lot for Riverfront Park users, just next to a basalt outcropping.
- 5 of 7** Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".
The project site is about 0.5 acres in size with the primary work will include grubbing and excavation of several feet will be conducted in order to prepare the site, lay subdrainage, and footing for site amenities.
- 6 of 7** Give street address for this worksite if available.
832 N Howard Street, Spokane WA 99201
- 7 of 7** Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.
No, No. The existing site is a flat dirt parking lot.

Property for Spokane Riverfront Park North Bank Worksite #1: North Bank

Activity: Development

Landowner

City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201-3317

Control and Tenure

Instrument Type: Sponsor owned property
Purchase Type:
Term Length: Perpetuity
Expiration Date:
Note:

Landowner Type: Local Government

Overall Project Questions

- 1 of 16** Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.
Yes. This project is right in the middle of the urban growth area of our city, which has a population of 210,508 (2015). This community is Spokane City.
- 2 of 16** Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.
We will be doing geotech investigation work. At this time our consultant has not come up with any recommendations.
- 3 of 16** When will the project be completed and made available to the public for outdoor recreation uses?

- 4 of 16 Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
We will be mitigating stormwater and surface runoff, treating onsite. We will be using landscape materials and planting to promote stormwater mitigation.
- 5 of 16 Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
No, There may be private site lighting that will be moved.
- 6 of 16 Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**
The project will create a new recreational area within the existing boundaries of Riverfront Park. The playground will be called Great Floods Play Area.
- 7 of 16 Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
This proposal will renovate an existing public park area turning it into a new recreation area. The existing area is the North Bank of Riverfront Park.
- 8 of 16 How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)**
Page 57 of our department's 'Road Map to the Future' master plan states goals such as 'advocates healthy lifestyles and the value of play' along with 'ensures reasonable access'. Both of these goals are being met with the creation of this project. In addition, our final department value is to "continue to encourage a sense of community and pride through the provision of a parks and recreation system that affords citizens social gathering places and spaces". This project will be a nucleus for gathering young and old, able bodies and those with physical impairments. It is also a first tier priority in the Riverfront Park Master Plan adopted in 2014.
- 9 of 16 Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**
This project is a part of a larger effort to implement the 2014 Riverfront Park Master Plan where the voters of Spokane passed a 64.5 million dollar bond to renovate Riverfront Park.
- 10 of 16 Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.**
The project areas doesn't have any apparent or applicable rights-of-way, easements, or reversionary interests at this time.
- 11 of 16 Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**
Yes, Spokane is in a geographic location that is used to seeing extreme weather conditions (100 + degree heat and below freezing cold) and our parks have traditionally been set up to accommodate these drastic fluctuations in weather. The play area looks at stormwater mitigation techniques and is designed to easily be maintained by our Riverfront Park maintenance staff as climate change occurs.
- 12 of 16 Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
In-house staff and contracted consultants will be responsible for administration, design, and implementation of this project . These have already been retained. The pre-design study was conducted by Art+ Environment Landscape Architecture Studios. The reputable Berger Partnership has been retained to design the playground as well as provide a full set of management services required for execution of public spaces for the entire Riverfront Park redevelopment
- 13 of 16 Is there, or will there be, any significant public access or use restrictions? If yes, explain:**
There are no identifiable public access or use restrictions.
- 14 of 16 Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, This application contains a \$500,000 WWRP Local Parks grant match that will be awarded in July of 2017.
- 15 of 16 Does this application contain elements required for mitigation for other project(s)? If yes, explain:**
No, No.
- 16 of 16 Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
No

Project Permits

Permit Type	Applied Date	Received Date	Expiration Date	Permit Number
Building Permit	02/05/2018			
Clear & Grade Permit	02/05/2018			




Permit Questions

- 1 of 1 If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project?**
You may need to request a pre-application meeting with the permitting agency to answer this question.
Unknown, N/A

Project Attachments

Required Attachments 6 out of 6 done

Control & Tenure Documentation	<input checked="" type="checkbox"/>
Map: Area of Potential Effect (APE)	<input checked="" type="checkbox"/>
Map: Boundary map	<input checked="" type="checkbox"/>

Map: Population Proximity 
Photo 
Site Plan: Development site plan 

Photos

Attachment Type	Title	Attach Date
Application Review Report	Application Review Report, 16-1829D(rtnd 05/12/16 13:39:50).pdf	05/12/2016
Authorizing Resolution/Application Authorization	LWCF_Application Resolution_Authorization_River Great Flood .pdf	04/26/2016
Control & Tenure Documentation	statutory warranty deed affidavit.pdf	04/28/2016
Control & Tenure Documentation	quit claim deed affidavit.pdf	04/28/2016
Control & Tenure Documentation	MetroScan Online - Report.pdf	04/28/2016
Evaluation: Project presentation - Tech Review Mtg	2016-RCO-Spokane Parks-Great Floods Play Area-Tech Review.pptx	05/09/2016
Map: Boundary map	Boundary Map_LWCF.pdf	04/28/2016
Map: Population Proximity	Population Proximity Map_LWCF.pdf	04/28/2016
Map: Service area	Neighborhood Map_38400.pdf	08/05/2016
Map: Service area	Neighborhood map_19200.pdf	08/05/2016
Map: Site Location	attractionmap.pdf	08/05/2016
Photo	Materials Board.jpg	08/05/2016
Photo	Early Conceptual 1.jpg	04/28/2016
Photo	Early Conceptual 3.jpg	04/28/2016
Photo	Early Conceptual 2.jpg	04/28/2016
Photo	area image2.jpg	04/28/2016
Photo	ParcelImage_03.jpg	04/28/2016
Photo	area image1.jpg	04/28/2016
Project Application Report	Application Report, 16-1829D (submitted 05/02/16 08:35:31).pdf	05/02/2016
Project Support / Concern Documents	Great Floods inclusive park A4A.doc	08/05/2016
Project Support / Concern Documents	Great Floods Inclusive park SCACAC.doc	08/05/2016
Project Support / Concern Documents	IAFI.jpg	08/05/2016
Project Support / Concern Documents	parks letter.pdf	08/05/2016
Project Support / Concern Documents	Aug 2 2016 letter of support for Ice Age Floods Playground.pdf	08/05/2016
Project Support / Concern Documents	YMCA - Letter of Support.pdf	04/28/2016
Site Plan: Conceptual Site Plan	FORMAL PLAY ZONE CONCEPT.jpg	08/05/2016
Site Plan: Development site plan	Development Site Plan_LWCF.pdf	04/28/2016

Application Status

Application Due Date: 05/02/2016

Status	Status Date	Name	Notes
Application Submitted	08/05/2016	Garrett Jones	u the man
Application Returned	05/12/2016	Kyle Guzlas	
Application Submitted	05/02/2016	Garrett Jones	thanks Kyle!!
Preapplication	04/08/2016		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Garrett Jones, 08/05/2016)